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Part XXV

North County

Metropolitan Subregional Plan

San Diego County General Plan - 1990

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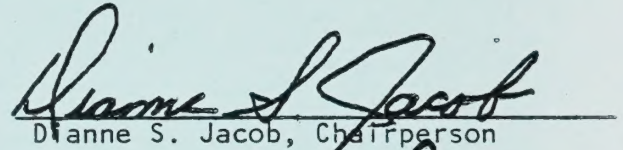
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JANUARY 3, 1979 .  
GPA 78-03  
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AUGUST 13, 1980  
GPA 80-01

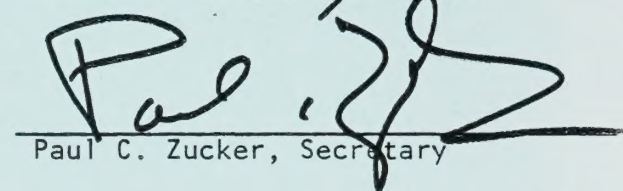
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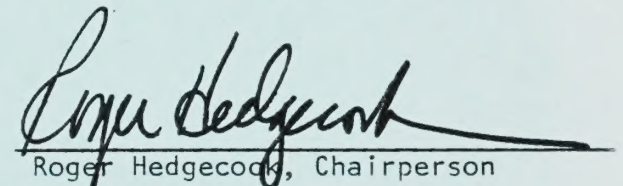
CERTIFICATE OF ADOPTION

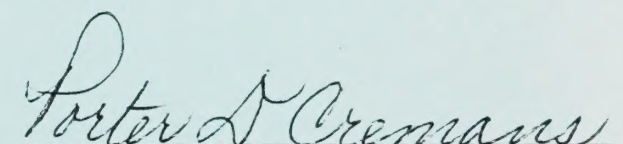
I hereby certify that this Plan, consisting of a map and this text, as recommended for adoption by General Plan Amendment (GPA) 80-01, Subitem (8), is the North County Metropolitan Subregional Plan and is a part of the Land Use Element, Section II, Part XXV, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 27th day of June, 1980.

  
Dianne S. Jacob, Chairperson

  
Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as recommended for adoption by General Plan Amendment (GPA) 80-01, Subitem (8), is the North County Metropolitan Subregional Plan and is a part of the Land Use Element, Section II, Part XXV, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 13th day of August, 1980.

  
Roger Hedgecock, Chairperson

  
Attest: Porter D. Cremans  
Clerk of the Board

Adopted January 3, 1979, GPA78-03  
First Amendment, December 19, 1979, GPA79-02  
Second Amendment, August 13, 1980, GPA80-01

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## CHAPTER 1

### INTRODUCTION

The North County Metropolitan Plan consists of this text and the Land Use Plan map. The Plan is intended to promote orderly development, protect environmental and man-made resources, and implement the County's objectives for growth management and the structure of government for the Subregion.

The Land Use Plan map provides a basis for the specific zoning regulation of unincorporated land within the Subregion. The text provides planning goals and related policies for implementing the Plan through a variety of specific governmental action programs.

This Subregional Plan supplements all existing Elements of the San Diego County General Plan - 1990, with specific emphasis on the planning needs of the North County Metropolitan Subarea.

This Plan was prepared by County staff in cooperation with numerous involved citizens, citizen groups, businesses and governmental agencies. In particular, this Plan reflects -- to the maximum possible extent -- consistency with general plans of each of the six incorporated cities of the Subregion.



## CHAPTER 2

### GOALS

#### 1. ACCOMMODATE URBAN DEVELOPMENT IN APPROPRIATE AREAS

because the North County Metropolitan Subregion

- (A) is developing rapidly with an average annual growth rate since 1970 of 8.3% compared to the Countywide average of 2.9%; and
- (B) contains large areas of developable land with many basic urban services available or located nearby,

ACCOMMODATE A POPULATION OF 430,800 PERSONS IN THE SUBREGION (INCLUDES CITIES) BY 1995, IF ESSENTIAL SERVICES SUCH AS WATER, SEWER, FIRE PROTECTION AND SCHOOLS CAN BE MADE AVAILABLE.

#### 2. ENCOURAGE LOGICAL CITY ANNEXATIONS

because

- (A) the Subregion includes five incorporated cities with are appropriate governmental agencies to efficiently serve a projected 1995 population of 412,200 persons projected to reside within these cities; and
- (B) "spheres of influence" boundaries for all five cities have been adopted to facilitate rational city annexations in the future,

ENCOURAGE THE ANNEXATION OF UNINCORPORATED LAND WITHIN EACH CITY'S ADOPTED SPHERE OF INFLUENCE.

#### 3. PROMOTE AGRICULTURE IN NON-URBAN AREAS

because

- (A) nearly 30% of the unincorporated territory of the Subregion is in some form of valuable agricultrural production.
- (B) agriculture provides economic benefits to County residents,

PROMOTE AGRICULTURE BY PROTECTING ESTATE AND RURAL AREAS FROM URBANIZATION AND INCOMPATIBLE DEVELOPMENT.



#### 4. PROTECT ENVIRONMENTAL RESOURCES

because

- (A) the Subregion includes scenic rugged terrain which is not suitable for urbanization, and
- (B) resource conservation areas have been identified to help protect valuable resources throughout the Subregion,

PROTECT NATURAL AND ECONOMIC RESOURCES BY DESIGNATING APPROPRIATE LANDS AS RURAL, ESTATE, AND ENVIRONMENTALLY CONSTRAINED AREAS.

## CHAPTER 3

### POLICIES

#### LAND USE

##### 1. INCREASE CITY-COUNTY PLANNING COOPERATION

because

- (A) cities of the Subregion are closely related to the surrounding area in terms of public services, travel patterns and community identity, and
- (B) the cities and county are generally agreed on the spheres of influence boundaries which were adopted by the Local Agency Formation Commission,

THE COUNTY WILL COOPERATE IN PLANNING AND REGULATING GROWTH OF UNINCORPORATED TERRITORY WITHIN EACH CITY'S SPHERE OF INFLUENCE. FUTURE COUNTY DECISIONS ON PROPOSED PROJECTS IN THE SPHERE AREAS WILL TAKE EACH CITY'S PLANNING OBJECTIVES INTO CONSIDERATION.

##### 2. DESIGNATE CURRENT URBAN DEVELOPMENT AREAS

because

- (A) extensive urbanization has already occurred in five major unincorporated areas of the Subregion and continued development of these areas will make maximum efficient use of existing public facilities and services, and
- (B) densification of the current urban areas will promote housing opportunities for the elderly and families of low and moderate income,

ACCOMMODATE URBAN DEVELOPMENT WITHIN THE DESIGNATED CURRENT URBAN DEVELOPMENT AREAS CONSISTING OF (1) THE VISTA-SAN MARCOS "WINDOW" AREA (RANGING FROM EAST VISTA SOUTH TO LAKE SAN MARCOS), (2) COUNTRY CLUB DRIVE (WEST ESCONDIDO), (3) SOUTH ESCONDIDO AND (4) SOUTHEAST ESCONDIDO.

##### 3. DESIGNATE FUTURE URBAN DEVELOPMENT AREAS - ESCONDIDO AREA

because

- (A) there are certain areas with relatively level terrain located near North Escondido, and



- (B) upon annexation these future urban areas could be provided with efficient municipal services to support urbanization,

ACCOMMODATE FUTURE URBAN DEVELOPMENT ALONG THE NORTHERN FRINGE OF ESCONDIDO BY DESIGNATING SELECTED AREAS AS FUTURE URBAN DEVELOPMENT AREAS. FUTURE URBAN DEVELOPMENT AREAS WILL BE PERMITTED TO DEVELOP AT LOW DENSITIES (TEN ACRE MINIMUM PARCEL SIZE OR LARGER) UNTIL INFILLING HAS OCCURED IN ADJACENT AREAS AND SERVICES CAN BE PROVIDED AT LEVELS NECESSARY FOR URBAN DENSITIES.

#### 4. ACCOMMODATE FUTURE URBAN DEVELOPMENT - ISLAND AREAS

because

- (A) the Subregion includes numerous municipal "islands" with terrain appropriate to urbanization, and
- (B) the Future Urban Development Area category will limit subdivision of the islands to 10-acre minimums and thereby encourage annexation and provision of city services and facilities, and
- (C) lands covered by FUDA's may continue to be used for agriculture and other permitted uses until annexed to a city and developed in accordance with the city general plan.

ACCOMMODATE FUTURE URBAN DEVELOPMENT IN THE MUNICIPAL ISLANDS BY DESIGNATING THEM AS FUTURE URBAN DEVELOPMENT AREAS.

#### GOVERNMENT STRUCTURES

#### 5. SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS

because

- (A) the cities and county are generally agreed that territory within the city spheres of influence should eventually be annexed, and
- (B) preannexation improvement plans, which identify city services available to neighborhoods upon annexation, will encourage public support for annexation,

SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS FOR EACH CITY WITHIN THE SUB-REGION. ASSIST THE CITIES IN PREPARING PRE-ANNEXATION IMPROVEMENT PLANS TO IDENTIFY CITY SERVICES AND FACILITIES THAT WOULD BE INCENTIVES TO PUBLIC SUPPORT FOR ANNEXATION.



6. IDENTIFY POTENTIAL COMMERCIAL LOCATIONS

because

- (A) identification of the potential commercial use of these sites if annexed to a city will serve as an incentive for the property owner to seek annexation in order to realize a more intense use of the property.
- (B) these sites should only be developed when sewer service is made available.
- (C) the relevant city generally concurs that these locations are potentially as described below,

THE FOLLOWING ARE IDENTIFIED AS POTENTIAL LOCATIONS FOR COMMERCIAL USES IF ANNEXED TO THE CITY:

- A. SAN PASQUAL VALLEY ROAD AT BEAR VALLEY PARKWAY - NEIGHBORHOOD SERVING COMMERCIAL USES.
- B. GAMBLE LAND (CITRICADO PARKWAY) AT FELICITA ROAD - NEIGHBORHOOD SERVING COMMERCIAL USES.

PENDING ANNEXATION, THE COUNTY WILL PERMIT REASONABLE RESIDENTIAL USE OF THESE POTENTIAL COMMERCIAL SITES.

7. STUDY AMENDMENT OF COUNTY ROAD AND SIGN STANDARDS.

Because each city is more likely to annex territory within its sphere if roads and signage are developed consistent with the city's own standards,

CONDUCT COUNTY STUDIES ON THE FEASIBILITY OF AMENDING COUNTY ROAD STANDARDS TO MAKE THEM CONSISTENT WITH EACH CITY'S STANDARDS. CONDUCT A STUDY ON THE FEASIBILITY OF AMENDING COUNTY ORDINANCES RELATING TO REGULATION ON SIGNS WITHIN THE UNINCORPORATED AREA OF EACH CITY'S SPHERE OF INFLUENCE.

8. SUPPORT SEWER SERVICE EXTENSION - MARTYN CREEK

because

- (A) the southeastern area within the Escondido sphere of influence is experiencing septic tank failures, and
- (B) the prospect of sewer service will create an incentive to annex,

ENCOURAGE AND SUPPORT THE CITY OF ESCONDIDO IN CONDUCTING A FEASIBILITY STUDY FOR THE EXTENSION OF SEWER SERVICE DOWN MARTYN CREEK.

9. MERGE BUENA SANITATION DISTRICT

because

- (A) the Buena Sanitation District service area is within the sphere of influence of the City of Vista and the City of San Marcos.
- (B) merging the Buena Sanitation District into the Vista Sanitation District and/or San Marcos County Water District will improve operating efficiencies, and
- (C) such merger would benefit the City of Vista within their sphere of influence by improving local control over sewer service, and
- (D) any merger would be subject to agreement by all affected parties and subject to applicable reorganization requirements.

THE COUNTY WILL WORK WITH THE RESIDENTS OF THE BUENA SANITATION DISTRICT AND WILL SUPPORT THE CITY OF VISTA AND THE SAN MARCOS COUNTY WATER DISTRICT IN DETERMINING THE FEASIBILITY OF MERGING THE BUENA SANITATION DISTRICT INTO THE VISTA SANITATION DISTRICT AND/OR THE SAN MARCOS COUNTY WATER DISTRICT.

10. LIMIT NEW SUBDIVISIONS EXCEEDING ONE DU/ACRE - ESCONDIDO

because

- (A) there is a great amount of unincorporated land within the adopted city sphere of influence which is appropriate for urbanization if annexed to the city, and
- (B) a one-acre minimum lot size requirement would create an incentive for landowners to annex to the city in order to realize higher densities, and
- (C) a one-acre minimum policy will minimize the creation of new public service demands, and
- (D) exceptions to a one-acre requirement can be considered on a case-by-case basis if sewer service is available or if the vicinity of a proposed project is already fully subdivided or developed,



PROHIBIT NEW MAJOR AND MINOR SUBDIVISIONS WITHIN THE ADOPTED ESCONDIDO CITY SPHERES OF INFLUENCE IF THE DENSITY SHOWN ON THE FINAL SUBDIVISION OR PARCEL MAP IS GREATER THAN ONE DWELLING UNIT PER GROSS ACRE, UNLESS (1) THE PLANNING COMMISSION AND BOARD OF SUPERVISORS ADOPTS A FINDING THAT A PARTICULAR AREA QUALIFIES AS FULLY SUBDIVIDED OR FULLY DEVELOPED PURSUANT TO POLICY 3.5 OF THE LAND USE ELEMENT OF THE GENERAL PLAN, OR (2) THE PROPOSED PROJECT HAS SEWER AVAILABLE AND CAN OBTAIN SEWER LATERAL CONNECTIONS TO AN EXISTING SEWER MAIN, IN WHICH CASE THIS POLICY SHALL NOT APPLY TO THE PROPERTY.

#### AGRICULTURE

#### 11. PROMOTE AGRICULTURE - OUTSIDE CITY SPHERES

because

- (A) Agriculture is an important commercial activity in the North County Metropolitan Subregion and valuable commercial crops are being raised on about 25,000 acres which is about 30% of the total area of the Subregion, and
- (B) Row crops and nursery production are common to the maritime area climate while orchards are scattered throughout the eastern portion of the Subregion. Since 1970, orchard production in the Subregion has increased about 35% and row crop production about 61%, and
- (C) Certain areas have viable commercial agriculture and soil, climatic and other conditions are favorable for continuing success, and
- (D) Low density land use plan designations can be applied to protect agriculture in these outlying and undeveloped locations,

DESIGNATE THE TWIN OAKS VALLEY (PORTION OUTSIDE SAN MARCOS SPHERE) AND THE HARMONY GROVE AREA (PORTION OUTSIDE ESCONDIDO SPHERE) AS INTENSIVE AGRICULTURE. DESIGNATE REMOTE AREAS (PRIMARILY EAST AND NORTHEAST OF ESCONDIDO) AS MULTIPLE RURAL USE. THESE DESIGNATIONS WILL LIMIT THE INTRUSION OF INCOMPATIBLE LAND USES FROM EXISTING AGRICULTURAL LANDS.

#### 12. PROMOTE INTERIM AGRICULTURE - FUTURE URBAN DEVELOPMENT AREAS

Because the Future Urban Development Area category will serve to protect existing agriculture from development until essential urban services are made available by the appropriate city,

APPLY THE FUTURE URBAN DEVELOPMENT AREA CATEGORY TO APPROPRIATE AREAS AS AN INTERIM MEANS OF PROTECTING EXISTING AGRICULTURE.

### 13. RECOGNIZE AVOCATIONAL AGRICULTURE

because

- (A) avocational agriculture, primarily orchard crops on small parcels, is found throughout the Subregion and is especially common at the urban fringe around the cities of Escondido, San Marcos and Vista, and
- (B) while the use of such land is primarily residential, avocational agriculture is recognized to be of benefit to both the economy and the environment.,

RECOGNIZE THAT AVOCATIONAL AGRICULTURE IS A COMPATIBLE SECONDARY USE OF LAND THROUGHOUT THE SUBREGION.

### 14. ASSIST CITIES IN PREPARING AGRICULTURAL PLANS

because

- (A) The Knox-Nisbet Act (Government Code Sections 54774 & 54796) requires Local Agency Formation Commissions to determine whether agricultural preserves or prime agricultural land would be adversely affected if a proposed annexation were approved, and
- (B) The County has completed extensive work to inventory and analyze agricultural resources in the Subregion and this information can be made available to cities of the Subregion.

ASSIST CITIES OF THE SUBREGION IN PREPARING AGRICULTURAL PLANS FOR THE UNINCORPORATED AREAS WITHIN THEIR SPHERE OF INFLUENCE.

### MOBILEHOMES

### 15. ENCOURAGE MOBILEHOME PARK DEVELOPMENT

because

- (A) County government recognizes the growing importance of mobilehomes as the means of providing affordable housing to a larger segment of the public, and
- (B) The amount of land which is both appropriate and available in the Subregion for mobilehome development has been decreasing steadily due to competition from larger-lot, more expensive residential development.

ENCOURAGE MOBILEHOME PARK DEVELOPMENT AS A MEANS TO PROMOTE ALTERNATIVE TYPES OF HOUSING AS WELL AS TO EXPAND HOUSING OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS.



16. IDENTIFY PROSPECTIVE MOBILEHOME PARK AREAS

Because there are many possible locations throughout the Subregion where mobilehome parks could be appropriate and where public services would be available.

ACCOMMODATE MOBILEHOMES AT APPROPRIATE LOCATIONS WITHIN THE SUBREGION WHERE PUBLIC SERVICES ARE NOW AVAILABLE OR CAN BE MADE AVAILABLE CONCURRENT WITH EACH DEVELOPMENT PROJECT: POSSIBLE LOCATIONS INCLUDE (BUT ARE NOT LIMITED TO):

- A. NORTHEAST ESCONDIDO, ALONG VALLEY PARKWAY (ANNEXATION REQUIRED FOR SEWER CONNECTION).
- B. BUENA AND WEST SAN MARCOS AREA
- C. UNINCORPORATED ISLANDS, SOUTH OF VISTA AND WITHIN ITS SPHERE OF INFLUENCE (ASSUMES ANNEXATION).
- D. VISTA/SAN MARCOS WINDOW AREA
- E. SOUTH CARLSBAD ISLANDS (ASSUMES ANNEXATION).

SEWER SERVICE

17. IMPROVE SEWER SERVICE WITHIN THE URBAN AREA

because

- (A) Many areas throughout the Subregion have experienced septic tank failures and the problem is especially critical in the fringe areas around Escondido and Vista where the cumulative impact of residential development is causing this problem to worsen over time, and
- (B) Need for sewer service will expand greatly as growth continues, particularly within the designated current urban development areas,

WHEREVER FEASIBLE, PROVIDE SEWER SERVICE INSIDE THE CURRENT URBAN DEVELOPMENT AREA AND TO EXISTING DEVELOPED AREAS OUTSIDE THE CURRENT URBAN DEVELOPMENT AREA BOUNDARY WHERE HIGH RATES OF SEPTIC TANK FAILURES HAVE BEEN EXPERIENCED.

## SCENIC HIGHWAYS

### 18. ASSIGN SCENIC HIGHWAY PRIORITIES

Because the objective of a Scenic Highway Program is to protect and enhance the County's scenic, historic, and recreational resources within a network of scenic highway corridors,

ASSIGN THE FOLLOWING PRIORITIES TO SCENIC HIGHWAY CORRIDORS WITHIN THE SUBREGION:

- A. FIRST AND HIGHEST PRIORITY: EL CAMINO REAL (S11), FROM MANCHESTER AVENUE NORTH TO STATE ROUTE 76 EXCLUDING PORTION WITHIN CITIES OF CARLSBAD AND OCEANSIDE; STATE ROUTE 76, FROM EL CAMINO REAL EAST TO INTERSTATE 15 EXCLUDING PORTION WITHIN CITY OF OCEANSIDE.
- B. SECOND PRIORITY: NO. SANTA FE AVENUE AND OSBORNE STREET, FROM OCEANSIDE CITY LIMITS EAST TO VISTA WAY; STATE ROUTE 78, FROM VIA RANCHO PARKWAY TO STATE ROUTE 79, EXCLUDING PORTION WITHIN CITY OF SAN DIEGO, AND
- C. THIRD PRIORITY: VISTA WAY, ORANSBY STREET, OLD CASTLE ROAD, LILAC ROAD; TWIN OAKS VALLEY ROAD; DEL DIOS HIGHWAY AND VIA RANCHO PARKWAY; BEAR VALLEY ROAD AND STATE ROUTE 78, FROM VALLEY CENTER ROAD TO VIA RANCHO PARKWAY.

## CONSERVATION

### 19. DESIGNATE RESOURCE CONSERVATION AREAS

because

- (A) It is County policy to protect and manage environmental resources in order to maintain them for future needs, and
- (B) An initial inventory of valuable resources has been completed (refer to Appendix),

THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION IS APPLIED TO PROTECT SENSITIVE BIOLOGICAL, ARCHAEOLOGICAL, AESTHETIC, MINERAL AND WATER RESOURCES. PROJECTS REQUIRING ENVIRONMENTAL ANALYSIS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) THAT OCCUR WITHIN RESOURCE CONSERVATION AREAS SHOULD BE CAREFULLY ANALYZED TO ASSESS THEIR IMPACT ON THE RESOURCE CONSERVATION AREA.



## RECREATION

### 20. DIRECT COUNTY RESOURCES TOWARD PARKLAND ACQUISITION AND DEVELOPMENT

because

- (A) priority to acquisition and development protects good park locations from alternative development, and
- (B) acquisition and development by the County facilitates annexation of the park by the city which is the appropriate entity to manage a recreation program for that locality,

DIRECT COUNTY RESOURCES TOWARD PARK LAND ACQUISITION AND DEVELOPMENT; PARK SITES WITHIN AN ADOPTED CITY SPHERE OF INFLUENCE SHOULD BE ANNEXED AND SUBSEQUENTLY OPERATED AND MAINTAINED BY THE CITY. WHEN FEASIBLE, CITY ANNEXATION, OPERATION AND MAINTENANCE SHOULD BE A REQUIREMENT OF CITY-COUNTY JOINT POWERS PARK AGREEMENTS.

### 21. PURSUE JOINT FUNDING SOURCES FOR REGIONAL PARK DEVELOPMENT

because

- (A) the main problem with the regional park program has been the lack of funds available for acquisition and construction, and
- (B) it is most important that the County continue cooperating with cities of the Subregion as well as with other agencies, to seek region-wide funding sources for implementing the regional parks program,

THE COUNTY SHALL PARTICIPATE WITH THE CITIES OF THE SUBREGION IN PLANNING AND SEEKING FUNDS FOR THE ACQUISITION AND DEVELOPMENT OF GUAJOME, HEDIONDA AND BUENA VISTA REGIONAL PARKS.

### 22. PRIORITIZE LOCAL PARKS

because

- (A) there is a critical need for acquisition and development of local parks, and
- (B) the Recreation Element of the County General Plan projects a need for 5000 additional local park acres by 1990 to satisfy the rapidly growing demand within the city and county areas of this Subregion,

THE FOLLOWING ARE HIGH PRIORITY LOCAL PARK SITES TO BE DEVELOPED BY JOINT POWERS AGREEMENT WITH THE APPROPRIATE CITY: SAN MARCOS PARK, IRIS STREET/EL NORTE (ESCONDIDO), MONTE VISTA SITE (SAN MARCOS), JESMOND DENE COMMUNITY PARK (NORTH ESCONDIDO), AND FELICITA PARK (ESCONDIDO).

## IMPLEMENTATION

### 23. ADOPT GENERAL PLAN CATEGORIES

because

- (A) the North County Metropolitan Subregional Plan, as part of the County General Plan, must conform to the County General Plan, and
- (B) the Land Use Element contains a full description of the land use designations which will be used to implement each of the County's community and subregional plans.

THE LAND USE DESIGNATIONS CONTAINED IN THE LAND USE ELEMENT ARE HEREBY ADOPTED BY REFERENCE AND WILL BE USED TO IMPLEMENT THIS SUBREGIONAL PLAN.



## CHAPTER 4

### RUBEL SPECIFIC PLANNING AREA (SPA.23)

The Rubel SPA consists of approximately 655 acres located east of I-15 and south of Mountain Meadow Road. The site is wholly contained within County Agricultural Preserve #12. The project shall be developed according to the following criteria:

1. Overall density shall not exceed .23 dwelling units per acre.
2. Lots are to be a minimum of one acre in size.
3. Large portions of the site which are generally in excess of 25% slope, particularly the south-eastern portion of the site shall be preserved in permanent open space and/or agriculture.
4. The Specific Plan for this site shall be prepared and processed under Board of Supervisor's Policy I-59, Large Scale Project Review.
5. Concurrent with submitting any draft Specific Plan for this property, the owner shall apply to the County to remove the property from Agricultural Preserve #12 and apply to cancel any existing land conservation contract as it applies to the property.

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## APPENDIX

## RESOURCE CONSERVATION AREAS FOR NORTH COUNTY METRO

1. San Luis Rey River - Guajome Marsh - This area is important mainly because of the Riparian woodland vegetation in a major river valley. A large portion of the area extends into Oceanside city limits. The western portion of the RCA includes one of the less than 6 locations for the rare and endangered Dudleya viscida, Whalen Lake and a coastal salt marsh at the mouth of the river.
2. Aqua Hedionda Lagoon - Evans Point - The lagoon portion of this area has also been included by CNACC in the list of California Natural Areas. The lagoon contains the endangered California least tern and the Belding's Savannah sparrow, as well as coastal salt marsh and Freshwater marsh vegetation.  
  
Coastal Mixed chaparral vegetation is found in the eastern portion of the area with the associated rare and endangered Dichondra occidentalis, Arctostaphylos glandulosa ssp. crassifolia and rare Ceanothus verrucosus.
3. San Marcos Mountains - The north end of this area extends into Bonsall. These mountains are specially significant because they have rare and endangered plant species such as Cleveland sage (Salvia clevelandii), Tetracoccus dioicus and Southern mountain misery (Chamaebatia australis). These mountains are also a visual landmark.
4. Merriam Mountain - Resources in this area are similar to the San Marcos Mountains including the same species of rare plants plus Comarostaphylos diversifolia.
5. Jesmond Dene Oaks - This area is specifically included because of the scenic value of the oaks and contribution to the character of the Jesmond Dene area.
6. Mount Whitney-Double Peak - This major geographic feature contains rare and endangered plants including the Wart stem ceanothus (Ceanothus verrucosus) and Monardella hypoleuca.
7. Los Monos Canyon - This is a significant canyon for the entire region. A portion of it has been also included in the CNACC significant Natural Areas because of its pristine Riparian woodland and surrounding vegetation.
8. San Dieguito River - Lake Hodges - The portion of this Resource Conservation Area in the North County Metro Subregion encloses Lake Hodges. It consists of the natural areas that remain around Lake Hodges and its aquatic and semi-aquatic habitats. This RCA extends down into the San Dieguito River gorge.